From:	
Sent:	2025-03-18 星期二 11:48:10
То:	tpbpd/PLAND <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>
Cc:	
Subject:	RE: Planning Application No. A/YL-SK/409 - 2nd Further Information (FI 2)
Attachment:	A_YL-SK_409 Planning Statement (Appendix I).pdf; A_YL-SK_409 Drainage Proposal (Appendix II).pdf

[Please supersede the following email dated 17.3.2025]

18 Mar 2025

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)

Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land (Planning Application No. A/YL-SK/409)

2nd Further Information - Responses to Departmental Comments

We refer to the comments received from various government departments and public comments regarding the subject Planning Application.

Further to tele-conversation with Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr Kenneth Chan) on 17.3.2025 afternoon regarding the 1st FI submitted on 5.3.2025, it is advised to submit a revised drainage proposal for further comment.

We are pleased to submit herewith replacement pages of planning statement (Appendix I) and drainage proposal (Appendix II) for your consideration. The ancillary use "washroom" is deleted from the planning statement to align the uses on Plan 1.

In response to public comments, the application site (the site) has been filled and trees have been cut over 10 years, the site has then become grassland and has recently been filled again recently regarding to LandsD's Aerial photos. The applicant acquired the site since last year, there are no mature trees on the site. The applicant would like to use the site for a shop and services (motor-vehicle showroom) to serve the local community due to the increasing demand for private cars.

We sincerely seek for favourable consideration from the Town Planning Board (TPB) to approve the subject S.16 Planning Application. Should you have any queries, please contact the undersigned.

Best regards, Luke Yip For and on behalf of United Crown Holdings Limited Direct Line: S.16 Planning Application for Temporary Shop and Services (Motor-Vehicle Showroom) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land

Planning Statement

1 Purpose

- 1.1 The applicant seeks planning permission to use the application site for temporary shop and services (motor-vehicle showroom) with ancillary facilities for a period of 5 years and associated filling of land, on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (the OZP) at Lot 686 (Part) and 687 RP in D.D. 112, Shek Kong, Yuen Long, New Territories (the site) from the Town Planning Board (TPB).
- 1.2 The site is easily accessible from a local track leading to Kam Sheung Road (refer to Plan 4). As there is a growing demand for commercial private cars, especially the electric cars that are becoming the trend nowadays. The applicant would like to use the site for shop and services (motor-vehicle showroom) to serve the nearby community. There will be seven temporary structures with a total GFA of about 648 m² and heights of not more than 7 m within the site for motor-vehicle showroom, rain shelters and ancillary offices. A total of two private car parking spaces will be provided within the site. There are 17 unlicensed commercial vehicles displayed on the site, as shown on Plan 1.

2 Site Location and Planning Context

- 2.1 The site is currently zoned "Village Type Development" ("V") on the OZP. According to the Notes of the OZP, "motor-vehicle showroom" is subsumed under "show and services", which is a column 2 use within the "V" zone requires planning permission from TPB. Filling of land also requires planning permission from TPB. The subject application is for the regularisation of the current use, which is currently in operation. The filling of land is intended to regularise the current site status. The applied use is aligned with the planning intention of the "V" zone, similar S.16 planning applications (No. A/YL-SK/343, 351, 352, 366, 382 etc.) for "shop and services" use were approved by TPB on the "V" zone of the OZP from 2023 to 2024.
- 2.2 The site consists mainly of shop and services (motor-vehicle showroom). To the north of the site are some farmland, vacant land and village clusters (Shui Lau Tin Village); to the east are domestic dwellings (Moon Wo Grand Houses); to the south and south east across Kam Sheung Road are domestic dwellings (Park Ridge and Lotus Villa); to the west are an animal boarding establishment, open storage, some unused land and farmland, and to the further southwest across a nullah are some open storage and workshops. The proposed development is

therefore compatible with the surrounding area. As such, approval of the current application on a temporary basis for 5 years would serve the needs of the community and without jeopardising the long-term planning intention of the "V" zone.

3 Development Proposal

3.1 The site consists of an area of about 1401 m² (Plan 2). The site will have an 6m wide entrance to the south. The opening hours of the proposed development is restricted to 9:00 to 18:00 from Monday to Sunday, including public holidays. Seven structures will be erected on the site for motor-vehicle showroom, rain shelters and ancillary offices with a total GFA of about 648 m². Structures B1, B2 and B3 are existing structures, while Structures B4, B5, B6 and B7 are proposed structures. Filling of land will be required for the entire site (about 1401 m²) to achieve a general flat surface. The site is filled with concrete of about 0.5 m in depth (Plan 5). Details of the development parameters are shown in Table 1 as follows:

Application Site Area	About 1401 m ²			
Covered Area	About 617 m ²			
Uncovered Area	About 784 m ²			
Plot Ratio	About 0.46			
Site Coverage	About 44 %			
Number of Structure(s)	7			
Total GFA	About 648 m ² (Non-domestic GFA)			
Building Height	Not more than 7 m			
Number of Storey(s)	Not more than 2			
Filling of Land Area	About 1401 m ²			
Land Filling Depth	About 0.5m			

Table 1 – Main Development Parameters

3.2 It is estimated that about 17 unlicensed commercial vehicles (private cars only) will be displayed under the showroom and rain shelters on the site. Unlicensed vehicles for display will be driven to the site by staff with a trade licence. The ancillary office will provide indoor workspace for administrative staff to support the daily operation. Only private cars will be allowed to park at the site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period. No workshop activities will be carried out at the site at any time during the planning approval period. The proposed

development will provide a 2.5m high solid metal wall to fence the site boundary to minimise nuisance to the surrounding area (Plan 1).

3.3 Sufficient space will be provided for all vehicles to manoeuvre smoothly within the site to ensure that no vehicle turns back onto the local access, as shown on Plan 3. As the traffic generated and attracted by the proposed development is minimal (as shown in Table 2 below), no adverse traffic impacts are anticipated.

Time Period	Private Car		2-way total			
	IN	OUT				
Trips at AM peak per hour (9:00 to 10:00)	2	0	2			
Trips at AM peak per hour (17:00 to 18:00)	0	2	2			
Traffic trip per hour (10:00 to 17:00)	1	1	2			

Table 2 – Estimated Trip Generation and Attraction

3.4 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.

4 Conclusion

- 4.1 The applicant seeks approval from TPB for the temporary shop and services (motor-vehicle showroom) with ancillary facilities for a period of 5 years and associated filling of land at the site falling within "V" under S.16 of Town Planning Ordinance.
- 4.2 In light of the evidence furnished in this planning statement supported by the various analysis and the applicant's strong commitment to strictly comply with all control ordinances, it is believed that this planning application for such use should be favourably considered by TPB.

United Crown Holdings Limited March 2025

List of Plans

- Plan 1 Layout Plan
- Plan 2 Land Status Plan
- Plan 3 Swept Path Analysis
- Plan 4 Location Plan
- Plan 5 Filling of Land Plan
- Plan 6 Location Plan of the Notices Posted
- Plan 7 Drainage Plan

Appendix II Drainage Proposal

A. Site particulars

- 1.1.1 The subject site possesses an area of about 1,401m². The surface of the site will be hard paved. An existing open drain is found to the immediate north of the application site.
- 1.1.2 The application site is accessible by a vehicular track abutting Kam Sheung Road.
- 1.1.3 The adjoining land of the application site is at present mostly occupied for village houses, temporary structures and vacant land.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site has a gentle gradient sloping from south to north from about +18.3mPD to +17.4mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Paragraph 1.3.1** hereunder, 300mm surface U-channel (gradient 1:100) and 375mm surface U-channel (gradient 1:200) will be capable to drain all surface runoff accrued at the application site.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 With reference to the survey record and recent site inspection, the site commands a higher level than the adjoining land at the east and west. The surface runoff generates from the north will be intercepted by the existing open drain so no surface runoff at the north has to be collected by the application site. As such, no external catchment is identified.
 - D. <u>Particulars of the existing drainage facilities to accept the surface runoff</u> <u>collected at the application site</u>
- 1.1.7 According to recent site inspection, there is an existing open drain located at the immediate north of the application site. A 375mm underground pipe connecting to the open drain is proposed at the north corner of the application site. All surface runoff will be collected to this underground pipe and dissipate to the open drain at the north of the application site eventually.

1.2 <u>Runoff Estimation & Proposed Drainage Facilities</u>

A. Proposed drainage facilities

- 1.2.1 Subject to the calculation in **Paragraph 1.3.1** below, it is determined that 300mm surface U-channel (gradient 1:100) and 375mm surface U-channel (gradient 1:200) which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site.
- 1.2.2 The collected surface runoff will be conveyed to the open drain via the proposed 375mm underground pipe at the north of application site and drain all the storm water to the open drain eventually.
- 1.2.3 The provision of the proposed surface channel will follow the gradient of the application site which is about 1:100 and 1:200.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the existing open drain, will be provided and maintained at the application's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will inform registered land owners and District Lands Office/Yuen Long (DLO/YL) for drainage works outside the application site.
- 1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas.

1.3 Drainage Calculation for the Application Site

1.3.1 Rational method is adopted for estimated the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately $1,401m^2$;
- ii. The application site will be hard paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

Difference in Land Datum	=	18.3m - 17.4m = 0.9m			
L	=	100m			
: Average fall	=	0.9m in 100m	or	1m in 111m	

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 300mm/hr.

By Rational Method, Q = $1 \times 300 \times 1,401 / 3,600$ $\therefore Q = 117 1/s = 7,020 1/min = 0.117 m^3/s$

In accordance with the Chart for the Rapid Design of Channels in "Geotechnical Manual for Slopes", (i) 300mm surface U-channel for gradient of 1:100 and (ii) 375mm surface U-channel for gradient of 1:200 proposed by the applicant are considered adequate to dissipate all the storm water generated at the application site.

